



# City of Scottsdale PROJECT NARRATIVE



35-DR-2003  
5-9-03

- ☐ Rezoning ☐ Other
- ☐ Use Permit
- ☒ Development Review
- ☐ Master Sign Programs
- ☐ Variance

Case # 76 -PA- 2003#2

Project Name Scottsdale & Shea

Location Southeast of Scottsdale Rd  
& Shea Blvd

Applicant Steve Kim, AIA  
2230 Corporate Circle #200  
Henderson, NV 89074

## SITE DETAILS

Proposed/Existing Zoning: C-2

Use: Retail

Parcel Size: 87,000 sf

☐ Gross Floor Area ☐ Total Units: 12,646

☐ Floor Area Ratio ☐ Density: 0.14

Parking Required: 78

Parking Provided: 96

# Of Buildings: 1

Height: 22'

Setbacks: N- 88' S- 129'

E- 39' W- 54'

## In the following space, please describe the project or the request

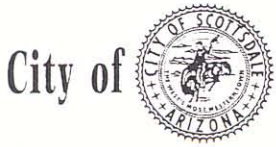
● This Project is to remodel an existing restaurant and addition to a 12,646 gsf of single story retail complex. There will be four in-line shops, one retail shop, and a fast food restaurant on the site. A front covered walkway is to provide shade to the building and also for outdoor activities.

● To maximize pedestrian circulation for overall site multiple walkway connection has been provided between sidewalk and interior of site. Pavement pattern has been designed to indicate the traffic flow and also to make the outdoor space more interesting. Landscape is designed to not only give shading area but also help contributing to a pleasant shopping environment. Ninety-nine parking spaces are provided to meet the city requirement.

● Building design is to provide a friendly shopping environment that fits to its locale environment. The scale of the building is kept small to show respect to the adjacent architecture. While some existing design features are kept, new elements are also used to give the building a more contemporary look to properly

(If an additional page(s) is necessary, please attach.)

CD03251 (2/94)



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35-DR-2003

5-9-03 Pg 2

-PA-

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Case # \_\_\_\_\_  
Project Name \_\_\_\_\_  
Location \_\_\_\_\_  
Applicant \_\_\_\_\_

**SITE DETAILS**

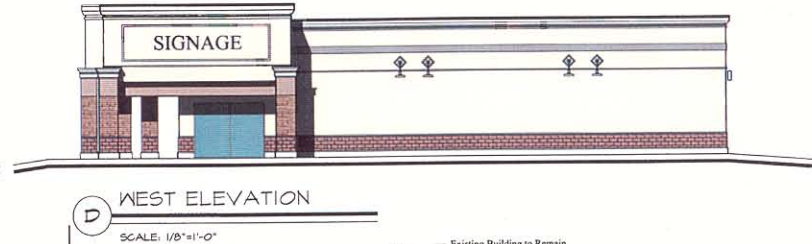
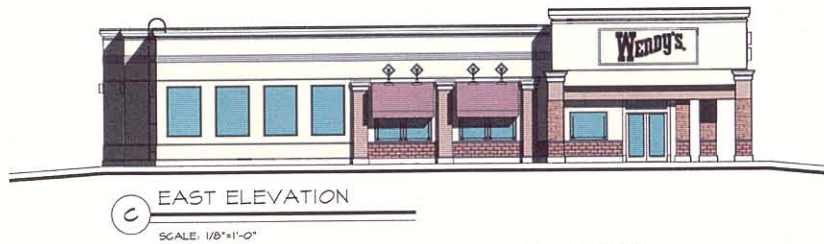
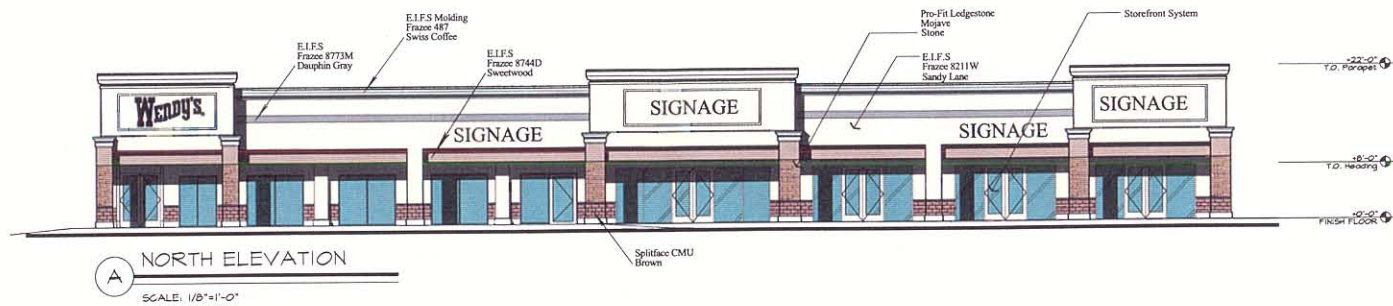
Proposed/Existing Zoning: \_\_\_\_\_  
Use: \_\_\_\_\_  
Parcel Size: \_\_\_\_\_  
☐ Gross Floor Area ☐ Total Units: \_\_\_\_\_  
☐ Floor Area Ratio ☐ Density: \_\_\_\_\_

Parking Required: \_\_\_\_\_  
Parking Provided: \_\_\_\_\_  
# Of Buildings: \_\_\_\_\_  
Height: \_\_\_\_\_  
Setbacks: N- \_\_\_\_\_ S- \_\_\_\_\_  
E- \_\_\_\_\_ W- \_\_\_\_\_

**In the following space, please describe the project or the request**

show its identity. Special considerations for scale, proportion,  
colors have been made to make the building look elegant and  
unique.





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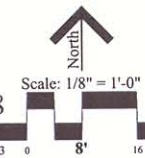
# Scottsdale & Shea

Shea & 74th Street, Scottsdale, Arizona

Greenstreet Properties  
Las Vegas, Nevada 702-284-7128

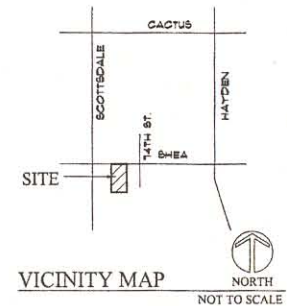
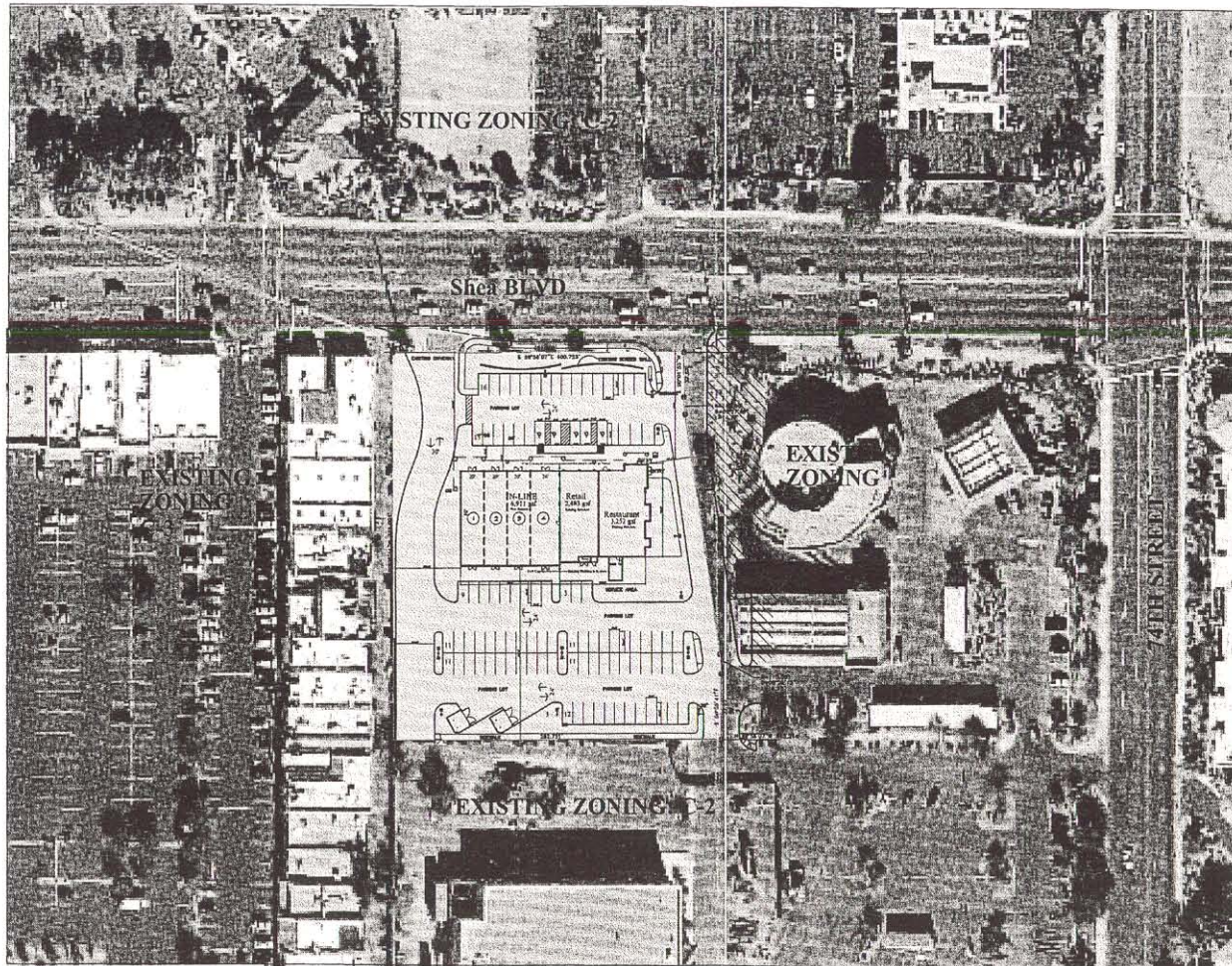
Elevations

Date: Feb. 03, 2003  
Project Number: 102210



**Perlman**  
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35-DR-2003  
5-9-03

# Scottsdale & Shea

Shea & 74th Street, Scottsdale, Arizona

Greenstreet Properties  
Las Vegas, Nevada 702-284-7128

Context Site Plan

Date: Feb. 03, 2003  
Project Number: 102210



**Perlman**  
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